12v

L

240v

S

N

0v

24v

+

12v

0v

What I think you have described

12v

L

240v

S

N

0v

+12v

0v\ground

12v

S

-12v
[Unused]

0v
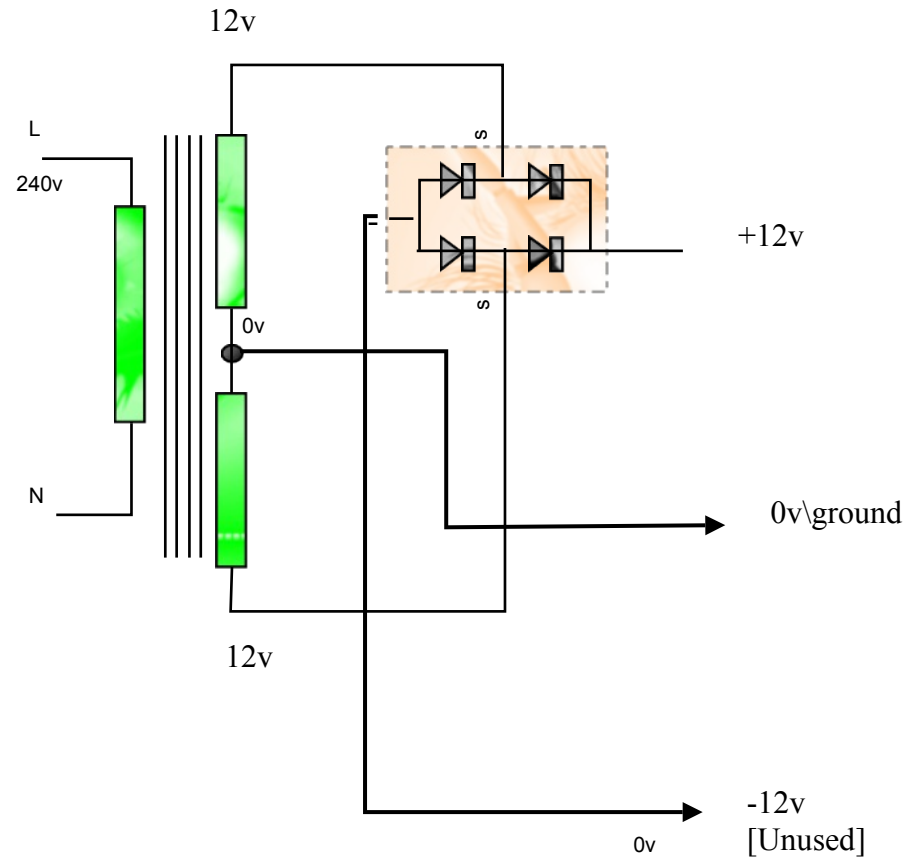
This is what you need

Power Supply Options